DEPARTMENT: Public Works  BY: James J. Petropulos  PHONE: 966-5356

RECOMMENDED ACTION AND JUSTIFICATION: (Policy Item: Yes__  No_X_)

Staff is requesting direction from the Board of Supervisors regarding the recent bid opening for the History Center Museum Vault project. Please refer to the attached report provided by Fred Solomon that analyzes and summarizes the bid results.

BACKGROUND AND HISTORY OF BOARD ACTIONS:

The Board previously approved this project as part of the Capital Improvement project list and provided funding via three separate actions since Fiscal Year 1999-00. The Mariposa Museum and History Center also has funds set aside for the project.

The Board approved this project for bid on December 11, 2001.

LIST ALTERNATIVES AND CONSEQUENCES OF NEGATIVE ACTION:

Staff would like to discuss various alternatives including those noted in the attached memo to the Board dated November 21, 2001.

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COSTS:

A. Budgeted current FY $ 
B. Total anticipated costs $ 
C. Required additional funding $ 
D. Internal transfers $ 

SOURCE:

(X) 4/5ths Vote Required
A. Unanticipated revenues $ 
B. Reserve for contingencies $ 
C. Source description: Donation 
Balance in Reserve for Contingencies, if approved: $ 

SPECIAL INSTRUCTIONS:

List the attachments and number the pages consecutively:

1. Solomon to Petropulos memo dated January 16, 2002
2. Petropulos memo dated November 28, 2001

CLERK'S USE ONLY

Res. No.: Ord. No. 
Vote - Ayes: Noes: 
Absent: 
( ) Approved ( ) Denied ( ) No Motion Attached 

The foregoing instrument is a correct copy of the original on file in this office.

Date: 

ATTEST: MARIE WILLIAMS, Clerk of the Board 
County of Mariposa, State of California 

By: Deputy 

COUNTY ADMINISTRATIVE OFFICER’S RECOMMENDATION:

This item on agenda as:

Recommended 
Not Recommended 
For Policy Determination 
Submitted with Comment 
Returned for Further Action

Comment: 

C.A.O. Initials: 

Action Form Revised 5/92
Memo

To:   Jim Petropulos
From: Fred S. Solomon
Date: January 16, 2002
Ref:   History Museum Vault Project

On January 16, 2002, bids were opened for the construction of the History Museum Vault project. Bids were received from three General Contractors: KH Construction, All States Construction, and Tech Four Construction.

Bids were as follows:

- Tech Four Construction: $360,500
- KH Construction: $377,000
- All States Construction: $385,000

The low bidder is Tech Four Construction. The bid price of $360,500 is for all work represented in the plans prepared by Bob McCabe, Architect except for the following:

- The fire suppression system, Halon, was not included in the base bid of $360,500. It was bid as an alternate added cost of $43,000. This is work which can be done at a later date.
- The Spacesaver High Density Storage System, shelving, was not included in the bid. This was estimated to cost $18,000 and it is work which could be added at a later date. Given budget constraints, the shelving was eliminated from the bid.

The bid documents also requested the value of eliminating electrical and mechanical work at this time. If the electrical work were deferred, the deduction from the contract price of $360,500 would be $10,000 and for mechanical work the deduction would be $11,000. Given the relatively small amount of temporary savings, and the additional costs which would be incurred by deferring the work, I do not recommend we elect to eliminate this work.

The History Museum Board has approximately $80,500 to contribute to this work as of this date per my conversation with Donald Weston. The Mariposa County Board of Supervisors has budgeted $212,558 for the work, which, after expenses, will result in approximately $200,000 remaining funds for the work. Therefore, $260,500 is available for construction, leaving a shortfall of $100,000. These figures reflect my understanding of the financial status of the project and I strongly suggest that these
figures be verified with County financial management and the Museum Board. I should also point out that the shortfall contains no contingency funds. I recommend inclusion of contingency funding of $15,000.

**Value Engineering**

There are several areas of cost reduction which are being explored at this time and I expect to have the information as to possible cost cutting measures for your consideration prior to the Board action awarding the contract, which I understand will be offered at the meeting of February 5, 2002.

Those areas are:

- Elimination of the fieldstone veneer around the base of the structure. The elimination of the fieldstone veneer will result in a savings of at least $23,800.
- Revising the roof specification while maintaining a standing seam roof.
- Revision to the HVAC design.
- Electrical revisions.
- Revision to the vault door specification.

I am confident we will be able to offer the Board significant cost reduction ideas for their consideration.

**Recommendation**

I recommend that Tech Four Construction be awarded the contract for construction in the contract amount of $360,500. Any cost reduction measures selected by the County would be handled by issuance of a Change Order after issuance of the contract.
MEMO

TO: Board of Supervisors
    Greg Iturria, County Administrative Officer
    Jeff Green, County Counsel

FROM: James Petropulos, Public Works Director

SUBJECT: History Center Vault Project

We have made a great deal of progress with the completion of the plans and specifications for this project. With Mr. Solomon's assistance, we have reduced costs as much as possible and more clearly defined the scope of the work to be done. My concern is that we may not have enough money to complete the entire project. It all depends on the bids we receive and how reasonable they are.

Because of the unusual nature of the construction, it is difficult to provide an accurate estimate. It is very possible that the contractors may bid high because of that.

If that happens, we may need to reject the bids and proceed either by coming up with more money, paring down the project and re-bidding, or negotiating with a contractor and try to fit the project within our budget. At the very least, we should go ahead and bid the project and see what response we get from the contractors.

If you have any questions, please do not hesitate to contact me.

dc

cc: Dana Hertfelder, Assistant Director
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| Fund 001 | 0104 | 414-1090 | GENERAL CONTINGENCY |         | $25,000    |          |

**TOTAL** $25,000 $25,000

**TRANSFER BETWEEN FUNDS**

| **TOTALS** | $0 | $0 |

**ACTION REQUESTED:** (Check all that apply)

(X) Budget appropriation by Board of Supervisors (4/5ths Vote Required): Amending the total amount available in the county budget, or in any one fund of the budget, or appropriating Reserve for Contingencies;

( ) Transfer by Board of Supervisors (3/5ths Vote Required): Moving existing appropriations from one budget to another, or between categories within a budget unit;

**JUSTIFICATION:** To provide sufficient funding to complete the History Center Vault.

**DEPT HEAD SIGNATURE**

**APPROVED BY RES NO.** 02-37 CLERK

**DATE** 2-5-02

**Fund 501 - Capital Improvement**

**AUDITOR'S USE ONLY**

**BA #**

Budget Revision Form Revised 11/95
VAULT FUNDS CURRENTLY AVAILABLE FROM MUSEUM & HISTORY CENTER

$52,720.
$9,000.

$61,720

PAINE WEBBER MONEY MARKET
CD COUNTY BANK

RESPECTFULLY,

DONALD G. WESTON
MARIPOSA COUNTY BOARD OF SUPERVISORS

MINUTE ORDER

TO: JIM PETROPULOS, Public Works Director
FROM: MARGIE WILLIAMS, Clerk of the Board
SUBJECT: History Museum Vault Project
Resolution No. 02-37

THE BOARD OF SUPERVISORS OF MARIPOSA COUNTY, CALIFORNIA,
ADOPTED THIS Order on February 5, 2002

ACTION AND VOTE:

B) Direction to Staff Regarding the Recent Bid Results for the History Museum Vault Project

BOARD ACTION: Discussion was held with Jim Petropulos and Fred Solomon/project manager, relative to the bid results and options utilizing value engineering. Supervisor Pickard advised of his discussion with Supervisor Parker relative to possible funding options for covering the shortfall with this project; and he suggested that $100,000 be taken from the animal control shelter project, as it is not anticipated that the entire budgeted amount will be needed for the remodel of the shelter at this time. Supervisor Reilly requested that efforts be continued to locate other funding sources, and she suggested that the State Librarian be contacted for support of this project.

Pelk Richards, Sheriff, stated he supports the suggestion relative to the funding, and he stated he would like to further review the funding for the animal control shelter with Jim Petropulos and Fred Solomon.

Further discussion was held relative to the fieldstone veneer around the base of the structure, and whether that portion could be deferred and whether there are other options that would meet code requirements. Jeff Green, County Counsel, advised that he does not feel that authority can be given to defer this without input from the Planning Department, as this is a requirement of the County’s ordinance. Fred Solomon reviewed the recommended base bid and value engineering areas of cost reduction. Discussion was held relative to possible funding options for the shortfall. Greg Iturria, County Administrative Officer, responded to questions and advised of the status of the General Fund Contingency. (M)Parker, (S)Pickard, Res. 02-37 was adopted awarded the bid to Tech Four Construction in the amount of $360,500; directing that value engineering be used wherever possible, and that the shelving be included in the project at this time, along with the fieldstone veneer; approving budget action to transfer $100,000 from the animal control shelter project to this project; and approving budget action to transfer $25,000 from General Fund Contingency to this project. Supervisor Stewart advised that a letter was received by the Board with an opposing view on this project, and he feels that the concerns expressed have been answered by Don Weston.
and the comments made during this discussion relative to the value of the vault to the entire County to preserve history. Ayes: Unanimous. Don Weston, President for the Board of Directors for the History Center, commented on the staffing at the History Center, and referred to the letter he distributed commending staff for their assistance with research. He also advised of upcoming fundraising efforts and activities, including a display at the State Fair.

cc: Ken Hawkins, Auditor
    Pelk Richards, Sheriff
    Mary Hodson, Staff Analyst
    File